



## Board of County Commissioners

Kevin Ruane  
District One

January 6, 2023

**Via E-Mail Only**

Cecil L. Pendergrass  
District Two

Ray Sandelli  
District Three

Brian Hamman  
District Four

Mike Greenwell  
District Five

Rhea Lopes  
RVI Planning  
10150 Highland Manor Drive, Suite 450  
Tampa, FL 33408  
rlopes@rviplanning.com

Roger Desjarlais  
County Manager

**RE: CPA2022-00017 and CPA2022-00018 – Caloosa 80 Map and Text Amendments**

Richard Wm. Wesch  
County Attorney

Dear Rhea Lopes:

Donna Marie Collins  
County Hearing  
Examiner

Staff has reviewed the application submittal for the Caloosa 80 Map and Text Amendments, CPA2022-00017 and CPA2022-00018, stamped "received" on December 5, 2022. Planning staff finds that the application materials are insufficient and further information is needed. A public hearing date will not be scheduled until a complete application is submitted. If you do not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.

### **General Application Comments**

1. Typically, the calculation of the maximum allowable development with the proposed amendment to the Future Land Use Map should be consistent with the concurrent rezoning request as allowed for by Florida Statute 163.3184(12). However, in this case, because of the difference in the boundaries of the CPA and concurrent rezoning application staff finds it is appropriate to analyze the difference created by the proposed Future Land Use Map amendments on the approximate 92.71 acres from Rural to Sub-Outlying Suburban as limited by the proposed rezoning.
2. Please clarify the properties' ownership and verify who the authorized agent is for the proposed application (See affidavit on Page 5 of the application). The first page of the application materials provide that the owner is Caloosa 80 LLP c/o Stan Whitcomb, however county records and the rest of the application materials identify the Owner is Caloosa 80 LLP c/o Alfred Hoffman Jr.
3. Please provide physical mailing labels to be used once the application is found sufficient.
4. Please address comments concerning lack of appropriate facilities in the area to meet required response times in the letter from Lee County Public Safety.
5. Please provide additional Lee Plan analysis for the following Goals, Objectives, and Policies: Goal 2, Objective 2.1, Objective 2.2, Policy 4.1.2, Objective 17.3, Goal 27, Objective 27.3, Objective 28.1, Objective 28.5, Policy 28.5.3, Policy 28.5.4, Policy 28.5.5, Goal 60, Goal 61, Policy 77.3.7 Policy 124.1.1, 126.1.1, 126.1.4.

6. The MCP submitted with the concurrent rezoning (DCI2022-00062) identifies a location for a treatment plant, but the CPA provides that the development will connect to LCU facilities. Please clarify.

#### **Transportation Comments**

7. Bateman Road is a county maintained local road with a posted speed limit of 25 mph. Please update the information in TIS regarding Bateman Road.
8. Table 1A & 3A must be updated to reflect the following: North River Road is an arterial with a posted speed limit of 30 mph. Joel Boulevard is an arterial with a posted speed limit of 45 mph. Please use 'Lee County Generalized Peak Hour Directional Service Volumes' table to get the corresponding LOS volume data for these facilities. Similarly, the area type for SR 80 (Palm Beach Blvd) is 'Rural Developed'. So, follow the 'Uninterrupted Flow Highway-Developed Areas' section of the table titled 'Generalized Peak Hour Directional Volumes for Florida's Rural Undeveloped Areas and Developed Areas Less than 5,000 Population' (Table 9) for SR 80 LOS volume data.
9. Table 2A must be updated: 'PK DIR PM PROJ TRAFFIC' appears to be incorrect as the highest one way trip count was not used.
10. To analyze the short range impacts (5-year horizon), 2026 was considered as the projected year instead of 2027. It is advised to consider 2027 at the projected year.
11. Please provide the 2045 FSUTMS model input file.

#### **Environmental Comments**

12. Please provide a topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
13. Please provide a map delineating the property boundaries on the most recent Flood Insurance Rate Map.

#### **Legal Description**

14. Please clarify that the overall legal description and sketch provided for the 192.36 acre project is to be used to identify the areas to be added to Maps 4A and 4B of the Lee Plan.

Please feel free to contact me at (239) 533-8585 or [bdunn@leegov.com](mailto:bdunn@leegov.com) if you have any questions or would like to set up a meeting to discuss the comments contained in this letter.

Sincerely,

**Lee County Department of Community Development**



Brandon Dunn, Principal Planner, Planning Section

CC: Mikki Rozdolski, Manager, DCD Planning Section